

**Architectural Review Board  
Minutes  
March 2, 2020**

**MEMBERS PRESENT:** Sally Gillespie, Lee Padgett, Linda Abate', Kevin Jayroe, Debra Smalls, & Kristina McManus

**MEMBERS ABSENT:** Dwayne Vernon

**OTHERS PRESENT:** Tracy Gibson & Debra Grant

- I. Call to Order**
- II. Public Input: None**
- III. Approval of minutes for February 3, 2020;** Mr. Padgett made a motion to approve the minutes as written; seconded by Ms. Gillespie; the motion carried 3 to 0 by a roll call vote. *(Mr. Jayroe, Ms. Smalls, & Ms. McManus were absent from the February meeting)*
- IV. Old Business:**

- 1. **Bishop of Charleston/St. Mary's Catholic Church** is seeking the approval to demolish a structure at 317 Broad Street. **Tracy Gibson/City Staff** told the Board that St. Mary's Catholic Church has been before this board several times requesting to demolish the rectory; after many failed attempts to sell or give the structure away, they are now back for the approval to remove the building. **Mr. Ed Kimbrough/Representative** told the Board that there have been several interested parties, however when they discovered the extensive damages of the structure they were discouraged. The church has even tried giving the structure away, with no success, this has been going on for approximately 2 years. At this time the church would like to move forward with their plans for the campus, by removing this structure. **Mr. Jayroe** asked if the persons that were interested in moving the structure had lots within the Historic District. **Mr. Kimbrough** said 2 of the parties had lots in the district that would have accommodated the house; and 2 were not in the district. Mr. Kimbrough also said they contacted an auction company and they were told that they did not get involve with this type of situation. **Ms. Gillespie** asked if there were plans to demolish the brick building that was on the campus. **Mr. Kimbrough** said there were no plans of demolishing that building at this time, not to say that might not be something to consider in the future. **Ms. Abate'** said she feels like the church tried to comply with everything this Board has asked and they should be granted the approval to grow their campus. **Mr. Kimbrough** said if this is approved they will donate items to Habitat for Humanity and give items to anyone else that can use them. **Mr. Jayroe**, asked if the house could be photographed for documentation purposes, and he also asked that all trees and vegetation be protected during the demolition. **Mr. Kimbrough** agreed to the documentation as well as protection of all trees and vegetation. **Mr. Jayroe** asked if the church and all other buildings were on one parcel or separate parcels. **Mr. Kimbrough** said this is one large parcel.

**Public Input: None**

**Motion:** Ms. Abate' made a motion to approve the application as submitted, citing Design Standards for Residential Properties; Chapter 11; Section 46.0; page 160 (Demolition), seconded by Mr. Padgett; the motion carried 6 to 0 by a roll call vote.

- V. New Business:**

1. **Gareth Bonds** is seeking the approval to replace the siding at 319 Orange Street. **Mr. Bonds/Applicant** told the Board that the home currently has aluminum siding and he wants to install Hardi siding (smooth) to improve the home's appearance. **Ms. Abate'** asked Mr. Bonds if he knew what was under the aluminum siding. He said he did not know what was under the aluminum, but felt whatever was under it was surely deteriorated. A moisture barrier will be put up before the Hardi is installed. **Ms. Gillespie** asked if wood siding is under the aluminum, would Mr. Bonds consider repairing. **Mr. Bonds** said the cost to repair the wood siding if indeed it was under the aluminum would far outweigh the cost of installing the Hardi siding. The trimming for the windows and doors will be Hardi also. The columns will be replaced with squared columns (no less than 6 inches)

**Public Input: None**

**Motion: Mr. Padgett made a motion to approve the application as submitted and the approval of square columns being installed being a minimum of 6 inches, citing Design Standards for Residential Properties; Chapter 2; Section 4.0; page 31 (Siding); Chapter 3; Section 14.0; page 57 (Porches, Columns, & Railings), seconded by Ms. Smalls; the motion carried 6 to 0 by a roll call vote.**

2. **Georgetown County** is seeking the approval to install a storage shed at 731 Prince Street. **Mr. Donny Cummings/Representative** told the Board that they would like to purchase and install a portable storage building to store records. **Mr. Jayroe** asked if anything was going to be done to disguise the building, since it is on a corner lot. **Mr. Cummings** said they plan to paint it the same color as the main structure. **Ms. Gillespie** said this house is a contributing house and is located on a corner lot that is very visible from the street, she also read into the minutes the section of the standards that said *"The erection of ancillary outdoor features may be appropriate if they are sited in rear or side yards not readily visible from the street and adequately screened"*, page 86; 20.20 *"Prefabricated carports and sheds are not permitted"*, and 20.21 *"The installation or erection of ancillary outdoor features will be considered if located in rear or side yards, of a scale appropriate for the location, built with materials traditionally found in the historic district such as wood or brick..."*. **Ms. Gillespie** told the applicant that the Design Standards would not allow a prefab building to be brought in permanently, and the roof line is not compatible to the main structure. **Mr. Cummings** asked if they could stick build a building. **Ms. Gillespie** said that would be acceptable. *(the application was withdrawn)*
3. **J.E. Watkins** is seeking the approval to install new siding, repair the porch and raise ceiling to code, install a 6 ft. fence in the backyard and a 4 ft. fence on the side yard, at 325 Orange Street. **Mr. Watkins/Applicant** told the Board that the requested fence will be 6 ft., 1 x 6 conventional fencing on the rear and he would like to amend the application and change the height of the front/side yard to 3 ft. The fence will run from the body of the house and continue around the entire backyard. The post will be 6 x 6, all materials will be treated and painted. There will be an opening on the North side of the house for parking in the rear and the walkway will be a standard 6 x 6 opening with a gate made of the same material. The fence will have flat tops. **Mr. Watkins** told the Board that this house was in very bad disrepair when he purchased it and he had to do extensive repairs to save the structure. The siding on the house is now T1-11 and he would like to add Board & Batten, the porches had to be rebuilt and the ceilings raised to code. He would like to reuse the old windows he has, which are a 2 over 2 on the first floor and 1 over 1 on the second floor, and will come back

at a later date for the approval to install shutters; but because this house is over 50% restoration the building codes might require him to install windows that will meet codes. The roof will be redone and a metal roof will be installed as the original roof. Porch railings will be re-installed to code, the columns will be 8 x 8 squared. **Mr. Jayroe** said he hoped that Mr. Watkins would document everything for Archives & History records.

**Public Input: None**

**Motion: Ms. Abate' made a motion to approve the application as presented and amending the height of the fencing to 3 ft. on the front/side, citing Design Standards for Residential Properties; Chapter 2; Section 4.0; page 31 (Siding), Chapter 3; Section 14.0; page 57 (Porches, Columns, & Railings), Chapter 4; Section 19.0; page 79 (Fences, Gates, & Walls), seconded by Mr. Padgett; the motion carried 6 to 0 by a roll call vote.**

- 4. Joel Tamsberg** is seeking the approval to construct a two story addition to his home at 710 Prince Street. **Mr. Michael Walker/Architect** told the Board that this home had been renovated, lifted and moved forward in the past and at this time the owners would like to add to the home, by constructing a 2 story addition which will have all the details and materials of the original home, the windows will be reused. The addition is being stepped back so it will be shown as a new addition. The driveway will remain in the same location, it will just be shortened.

**Public Input: None**

**Motion: Ms. Gillespie made a motion to approve the application as submitted, citing Design Standards for Residential Properties; Chapter 5; Section 23.0; page 92 (Additions), seconded by Mr. Padgett; the motion carried 6 to 0 by a roll call vote.**

**VI. Board Discussion:**

- **Mr. Pate Ford of 222 Screven St. came to inform the Board that he wanted to amend his previously approved application to install 3 dormers instead of using skylights. The Board said that would be up to him and asked that he come back next month with drawings.**
- **Ms. Abate' commented on projects being done or started before approvals from the Board, and referenced the project at 325 Orange St. Ms. Tracy Gibson said the owner started the inside of the home, and because of the condition of the home he had to do other things to support the home.**

**VII. Board Elections:**

**Ms. Gillespie nominated the current Chairman (Kevin Jayroe) and Vice Chairman (Lee Padgett) to remain for 2020-2021, the nomination was seconded by Ms. Smalls, and it was approved 6 to 0 by a roll call vote. With there being no other nominations, Mr. Jayroe and Mr. Padgett will remain Chair & Vice Chair.**

**VIII. Adjournment:** With there being no further business the meeting was adjourned.

*Submitted By,  
Debra Grant  
Board Secretary*